

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 27, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers noted that, due to the recent redistricting, application SE-00-S-038, Jagdish Berry, was now located in the Mount Vernon District. To allow time for review by the Mount Vernon Council, he therefore MOVED WE FURTHER DEFER THE DECISION ONLY ON SE-00-S-038 TO A DATE CERTAIN OF JULY 18,2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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Commissioner Murphy noted that, due to the recent redistricting, application RZ-2001-SU-003, Pulte Home Corporation, was now located in the Springfield District. To allow time for citizen review, he MOVED TO DEFER THE PUBLIC HEARING ON RZ-200 I -SU-003 TO A DATE CERTAIN OF JULY 19,2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Smyth, pending receipt of information from the Virginia Department of Transportation, MOVED THAT THE DECISION ONLY ON RZ-2001-PR-004, LARRY AND CAROL BOEHLI, BE FURTHER DEFERRED TO A DATE CERTAIN OF, JULY 12, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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FS-S00-132 - SPRINT - Longwood Knolls Subdivision

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-132.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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FSA-H97-51-1 - VERIZON WIRELESS - 11728 Sunset Hills Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR A TELECOMMUNICATION FACILITY ON AN EXISTING DOMINION VIRGINIA POWER TRANSMISSION TOWER, LOCATED, AT 11728 SUNSET HILLS ROAD, BE CONSIDERED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON JULY 31, 1987, AND SHOULD BE CONSIDERED, IN THE MATTER OF FSA-H97-51-1, TO BE A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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Secretary Harsel made the following scheduling announcements:

- There would be no Planning Commission meetings next week due to the Fourth of July holiday.
- There would be a Housing Committee meeting on Wednesday, July 11, 2001 at 7:30 p.m.

She further announced her intention to seek approval of the November and December 2000 Planning Commission Minutes on Wednesday, July 27, 2001.

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Commissioner Alcorn announced that there would be a Development Criteria Review Committee meeting on July 12, 2001 at 6:30 p.m. in the Board Conference Room. He added that the topic of discussion would be the transportation criteria and invited everyone to attend.

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ZONING ORDINANCE AMENDMENT (Dry Cleaning Establishments) (Decision Only)

(The public hearing on this item was held on May 31, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT RELATING TO DRY CLEANERS AND RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT SCHEDULED FOR PUBLIC HEARING ON JULY 9, 2001 AND THAT THE BOARD AUTHORIZE STAFF TO PREPARE AN ALTERNATIVE AMENDMENT FOR AUTHORIZATION TO ADVERTISE BY THE BOARD WHICH WOULD, IN ADDITION TO THE CURRENTLY ADVERTISED PROPOSED AMENDMENT, PROVIDE FOR CONSIDERATION OF:

ONE: ALLOWING DRY CLEANERS CONTAINING UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA EITHER BY RIGHT OR BY SPECIAL EXCEPTION IN THE RETAIL COMMERCIAL DISTRICTS, C-5 THROUGH C-9, AND BY DEVELOPMENT PLAN/SPECIAL EXCEPTION APPROVAL IN THE P DISTRICTS.

TWO: ALLOWING BY SPECIAL EXCEPTION DRY CLEANERS CONTAINING UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA AS AN ACCESSORY SERVICE USE TO MULTI-FAMILY DWELLING DEVELOPMENTS IN THE R-12 THROUGH R-30 AND P DISTRICTS AND OFFICE DEVELOPMENTS IN THE C-1 THROUGH C-4 DISTRICTS.

THREE: INCLUDING SPECIAL EXCEPTION STANDARDS WHICH PROVIDE, AMONG OTHER THINGS, FOR CONSIDERATION OF THE TYPES OF SOLVENTS USED IN THE MECHANICAL DRY CLEANING PROCESS AND THE NUMBER OF OFF-SITE PICK-UP

STATIONS AS PART OF THE REVIEW OF A SPECIAL EXCEPTION APPLICATION, IF SPECIAL EXCEPTION IS PART OF THE ULTIMATE RECOMMENDATION.

FOUR: ALLOWING LAUNDRIES OR LAUNDROMATS WHICH DO NOT INVOLVE USE OF THE CHLORINATED SOLVENTS AND A MECHANICAL CLEANING PROCESS AS PERMITTED USES WITHOUT ANY SIZE LIMITATIONS IN THE RETAIL COMMERCIAL DISTRICTS AND P DISTRICTS.

FIVE: ALLOWING ESTABLISHMENTS WHICH ARE PICK-UP STATIONS WITH NO ON-SITE CLEANING OF GARMENTS AND WHICH CONSIST OF DROP-OFF AND PICK-UP BY CUSTOMERS OF GARMENTS THAT ARE SENT TO ANOTHER LOCATION FOR CLEANING AS PERMITTED USES IN THE RETAIL COMMERCIAL USES AND AS PERMITTED ACCESSORY SERVICE USES TO MULTIPLE-FAMILY DEVELOPMENTS IN THE R-12 THROUGH R30 AND P DISTRICTS AND TO OFFICE DEVELOPMENTS IN THE C- I THROUGH C-4 DISTRICTS.

SIX: PROHIBITING NEW OR EXPANDED USES OF CHLORINATED SOLVENTS FOR THE CLEANING OF GARMENTS IN THE RETAIL COMMERCIAL AND P DISTRICTS.

Commissioner Byers seconded the motion.

In response to a question from Commissioner Moon, Commissioner Alcom agreed to request that the Board of Supervisors publicize its intention to defer its public hearing on July 9, 2001 so that citizens who may have had plans to attend the Board's hearing would be so advised.

Chairman Murphy called for a vote and the motion carried unanimously with Commissioner DuBois absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. CPA-86-C-121-8-2 - ORACLE CORPORATION
2. SE-01-M-013 -RWG CORPORATION
3. SE-01-V-002 -PETER A. AND VIRGINIA W. FIELD

This order was accepted without objection.

CPA-86-C-121-8-2 - ORACLE CORPORATION - Appl. to amend the 8th Conceptual Plan for RZ-86-C- 121 to permit office uses on property located in the N.E. quadrant of the intersection of the Dulles Airport Access Rd. & Reston Pkwy. on approx. 22.24 ac. zoned PRC. Tax Map 17-4 ((1))7A. HUNTER MILL DISTRICT. PUBLIC HEARING.

John Bellaschi, Esquire, with McGuire, Woods, Battle & Boothe, reaffirmed the affidavit dated June 12, 2001. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Burnham responded to questions from Commissioner Palatiello regarding the traffic study requested by the Virginia Department of Transportation (VDOT).

Mr. Bellaschi explained that there would be no increase in square footage of office uses on the site, only a shift from Building 4 to Building 3. He noted that parking to be provided, approved in 1997, was above that required by the Zoning Ordinance. He added that the applicant had worked closely with and received the support of the Reston Citizens Association's Planning and Zoning Committee, the Reston Design Review Board and County staff.

Mr. Bellaschi and Mr. Burnham responded to questions from Commissioner Palatiello regarding the Planning and Zoning Committee's recommendations and the applicant's plans for tree save areas. Mr. Bellaschi agreed to Commissioner Palatiello's request that an additional plan note be added as follows: "The applicant hereby commits to erecting a chain link fence during construction of Phase III around delineated tree save areas."

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CPA-86-C- 121-8-2, SUBJECT TO THE PLAN NOTES DATED APRIL 25, 2001 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH AN ADDITIONAL NOTE ADDED THAT READS: "THE APPLICANT HEREBY COMMITS TO ERECTING A CHAIN LINK FENCE DURING CONSTRUCTION OF PHASE III AROUND DELINEATED TREE SAVE AREAS."

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

SE-01 -M-013 - RWG CORPORATION - Appl. under Sect. 4-804 of the Zoning Ord. to permit a car wash on property located at 6309 Leesburg Pike on approx. 13,231 sq. ft. of land zoned C-8, HC, SC & CR. Tax Map 51-3((13))39. MASON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated May 31, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Martin noted that the applicant owned an adjoining parcel on which he operated a service station and that this proposal for a single bay car wash would link the two properties and upgrade this site in the Baileys Crossroads Revitalization District (BCRD). He added that the property was heavily landscaped and in conformance with the Seven Corners Streetscape Plan and the recommendations in the Comprehensive Plan. He said that the application had the support of the BCRD and the Mason District Land Use Advisory Committee.

In response to questions from Commissioner Hall, Mr. Martin agreed to an additional condition to limit the hours of operation as follows: Monday through Saturday from 8:00 a.m. to 9:00 p.m. and Sunday from 9:00 a.m. to 5:00 p.m.

Chairman Murphy called the only listed speaker and recited the rules for public testimony.

Mr. William Cross, 6313 Buffalo Ridge Road, Falls Church, representing the Buffalo Hill Citizens Association, spoke in opposition to the application. He was concerned about the additional traffic a car wash would attract.

Mr. Cross responded to questions from Commissioners Hall and Palatiello regarding his concerns.

There being no further speakers, Chairman Murphy called upon Mr. Martin for a rebuttal.

Mr. Martin said that the car wash was a use compatible with the adjacent service station and reiterated that the proposal would contribute to revitalization efforts by removing the existing dilapidated building on the subject property.

Chairman Murphy noted that giving a discount on a car wash to service station customers was a common way to capture existing traffic rather than encouraging additional traffic and asked if the applicant planned such a practice. Mr. Martin replied that it was not, but added that it was

an option the service station operator could choose. He pointed out that one of the features of the service station pumps would allow customers to purchase car wash services at the same time they paid for fuel.

Ms. Swagler responded to questions from Commissioner Hall regarding access to the subject property. She confirmed that the development plan indicated 10 on-site stacking spaces.

There being no further comments or questions from the Commission and Ms. Swagler having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-013, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 27, 2001, AMENDED WITH ONE ADDITION: THE ADDITION TO INCLUDE THE OPERATING HOURS, MONDAY THROUGH SATURDAY FROM 8:00 A.M. TO 9:00 P.M., AND SUNDAY FROM 9:00 A.M. TO 5:00 P.M.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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SE-01-V-002 - PETER A. AND VIRGINIA W. FIELD - Appl. under Sect. 3-104 of the Zoning Ord. to permit a plant nursery on property located at 8905 Ox Rd. on approx. 9.34 ac. zoned R-1. Tax Map 106-2 ((1))7. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mary Teresa Flynn, Esquire, with Holland & Knight, reaffirmed the affidavit dated April 30, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Wilson, Ms. Swagler pointed out the two interparcel access points on the development plan. Commissioner Wilson noted that the staff report indicated that the existing garage would be removed, but could be rebuilt by the applicant. She asked if staff or the applicant had identified potential areas on the site where the garage could be rebuilt. Chairman Murphy suggested that the applicant's representative could address that question in her presentation.

Ms. Flynn explained that the existing garage might not have to be removed, but if it was, it would most likely be rebuilt very close to its original location, just moving it enough to keep the building from encroaching into the transitional screening area. She stated that the applicants had been active in the community for a long time and wished to establish a plant nursery to be called English Country Gardens which would emphasize the English style of gardening. She said that the subject property was unsuitable for residential, church or school use because of high tension power lines running the length of the western property boundary. Ms. Flynn stated that the applicant's proposal was a good transitional use and that one third of the site would be left in its natural state. She added that the existing house would be renovated, upgraded, and heavily landscaped and that the application enjoyed the support of the Crosspointe community, the Lorton Federation and the Mount Vernon Council.

In response to questions from Commissioner Harsel, Ms. Flynn said the applicants themselves would not be living in the renovated house, but a caretaker might be hired who would live there. She added that the house appeared to set back further from the road on the development plan than it appeared when you drove past the property because a portion of the frontage had been dedicated to the Virginia Department of Transportation prior to the filing of this application.

Ms. Flynn responded to questions from Commissioner Smyth about the applicant's plans for stormwater management.

Ms. Flynn and Commissioner Hall discussed the characteristics of an English garden and how it differed from an American garden.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-01-V-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT IN FAVOR OF THE INTERPARCEL ACCESS SHOWN ON THE SE PLAT AND A WAIVER OF THE ADDITIONAL STANDARDS FOR A PLANT NURSERY TO ALLOW A PLANT STRUCTURE TO BE LOCATED LESS THAN 100 FEET FROM PROPERTY ZONED R- 1.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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The meeting was adjourned at 9:47 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: February 13, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission